

# Mayflower developers plan special service district in Wasatch

By SONNI SCHWINN  
Wasatch Correspondent

HEBER CITY — A special service district has been proposed to manage public services for the Mayflower resort planned for northern Wasatch County.

The county commissioners unanimously approved the developer's

request to begin the process of forming the district and scheduled a public hearing for June 24, at 10 a.m. in the county commission chambers.

The Heber Valley Special Service District Board, which manages the local sewer plant, requested the district be formed to provide sewer

service because it would have more power than would the homeowners association which had originally been planned.

The board and the developers have been negotiating for several years. They are now close to a financial agreement, but the board refused to annex Mayflower and do

business with a homeowners association because it wouldn't have the power to govern sewage collection or any recourse to settle delinquent bills.

By law, a special service district may create a governmental lien on properties where payments are delinquent and sell it for the arrears.

A district also may hold elections, collect taxes and employ administrative officers.

Craig Smay, attorney for the Netherlands developers, said the proposal has been expanded to include transportation, water service, parks, streets maintenance, and garbage collection in the dis-

trict because adding them now is easier than going through the complicated process of adding them later.

He said another reason for expanding the district beyond sewer service, is that otherwise there would be two governing groups which he considers inefficient.

# Commission Approves Special Mayflower District

2 July 1987

Wasatch County Commissioners approved formation of the Mayflower Special Service District following a public hearing last week. The district will provide water, drainage, flood control, garbage collection, transportation, street lighting, snow removal, sewage collection and contracting to provide sewage treatment services.

If 50 percent of the qualified voters in the proposed district don't submit written objections to the proposal before July 9, 1987, the district will be formally established.

The Mayflower Development is a \$200 million, 1850 unit, recreational facility which will be constructed in northern Wasatch County between Deer Valley and the Jordanelle Reservoir.

Time was provided at the hearing for anyone who wanted to protest or support the district, or ask questions. There were no protests against the proposal.

Heber City Mayor Gordon Mendenhall, secretary of the Heber Valley Special Service District (HVSSD) which manages the sewage treatment plant, spoke in support of forming the district. He pointed out that in June 1983 the Mayflower developers had

submitted a proposal for the Mayflower Recreation Development to be served by the HVSSD. At that time the governing board of the HVSSD passed a resolution accepting the Mayflower as a user.

However, he explained that in 1984, "We notified those people that we couldn't do business with them unless they were some kind of a legal entity, particularly a special service district of some kind...There's no way we could do business with a homeowner's association."

The commissioners gave credit to State Representative Beverly Evans for establishing communication between government agencies after years of stalemate. A couple of months ago, she volunteered to try to get a dialogue going between the various agencies which have or could potentially have, some interest in the parkway.

During last week's commission meeting, she reported, "I think we're finally making some headway."

She said appropriations committee members and Dee Hansen, who heads the Department of Natural Resources, have agreed to support the county in expediting solutions to the

Continued on Page 3A



# Commission Approves Special Mayflower District

2 July 1987

Wasatch County Commissioners approved formation of the Mayflower Special Service District following a public hearing last week. The district will provide water, drainage, flood control, garbage collection, transportation, street lighting, snow removal, sewage collection and contracting to provide sewage treatment services.

If 50 percent of the qualified voters in the proposed district don't submit written objections to the proposal before July 9, 1987, the district will be formally established.

The Mayflower Development is a \$200 million, 1850 unit, recreational facility which will be constructed in northern Wasatch County between Deer Valley and the Jordanelle Reservoir.

Time was provided at the hearing for anyone who wanted to protest or support the district, or ask questions. There were no protests against the proposal.

Heber City Mayor Gordon Mendenhall, secretary of the Heber Valley Special Service District (HVSSD) which manages the sewage treatment plant, spoke in support of forming the district. He pointed out that in June 1983 the Mayflower developers had

submitted a proposal for the Mayflower Recreation Development to be served by the HVSSD. At that time the governing board of the HVSSD passed a resolution accepting the Mayflower as a user.

However, he explained that in 1984, "We notified those people that we couldn't do business with them unless they were some kind of a legal entity, particularly a special service district of some kind...There's no way we could do business with a homeowner's association."

The commissioners gave credit to State Representative Beverly Evans for establishing communication between government agencies after years of stalemate. A couple of months ago, she volunteered to try to get a dialogue going between the various agencies which have or could potentially have, some interest in the parkway.

During last week's commission meeting, she reported, "I think we're finally making some headway."

She said appropriations committee members and Dee Hansen, who heads the Department of Natural Resources, have agreed to support the county in expediting solutions to the

Continued on Page 3A

# Mayflower Special Service District Formed

2 July 1987

Continued from Page 1A  
parkway problems. She pointed out that since state agencies have refused to participate because of budget problems, it is encouraging to finally have the attention and support of appropriations committee members.

She said she will attend the public meeting and reported that State Senator Alarik Myrin and State Representative Glen Brown will also attend.

County Commission Chairman Lorin Allred suggested that property owners meet

before the public meeting, to decide which of the alternatives for fishing access they prefer and what other issues they want specifically addressed.

"This is the first time Utah has been willing to assume maintenance and operation of the parkway. Previously they wanted Wasatch County to do it and, of course, we can't spend any more of our taxpayers' money supervising the Wasatch Front (recreationists) up here, and giving them services," he said.



# Wasatch officials approve district for development

By SONNI SCHWINN

Wasatch County Correspondent

HEBER CITY — The Wasatch County Commissioners approved formation of the Mayflower Special Service District following a public hearing recently.

The district will provide water, drainage, flood control, garbage collection, transportation, street lighting, snow removal, sewage collection and contracting to provide sewage treatment services.

If 50 percent of the qualified voters in the proposed district don't submit written objections to the proposal before July 9, 1987, the district will be formally established.

The Mayflower Development is a \$200 million, 1,850 unit, recreational facility which will be constructed in northern Wasatch County between Deer Valley and the Jordanelle Reservoir.

Time was provided at the hearing for anyone who wanted to voice a protest, support or ask questions. There were no protests against the proposal.

Heber City Mayor Gordon Mendenhall, secretary of the Heber Valley Special Service District (HVSSD) which manages the sewage treatment plant, spoke in support of forming the district. He pointed out that in June 1983 the Mayflower developers had submitted a proposal for the Mayflower Recreational Development to be served by the HVSSD. At that time the governing board of the HVSSD passed a resolution accepting the Mayflower as a user.

However, he explained that in 1984, "We notified those people that we couldn't do business with them unless they were some kind of a legal entity, particularly a special service district of some

kind ... There's no way we could do business with a homeowner's association."

The developers and the HVSSD have also reworked their proposed contracted during the past several years. Mayor Mendenhall said, "The original proposal has continually deteriorated," but said an agreement is now pending which he described as "a good, fair deal" which he expects Mayflower to accept.

"We feel (the Mayflower development) is one of the best things that has happened to our valley, economically, for quite a long time. I place it far above the Jordanelle Dam. I think eventually it's going to have a far greater economic effect upon our valley as a whole than anything that's happened to us in a long time," he Mayor said.

When the developers agreed to form the district, they decided to add the other services at the same time, as the most practical way to serve the future population of Mayflower. Fire service was not included because Wasatch County is presently working to form a countywide fire district.

Craig Smay, counsel for the developers, said use of the Mayflower sewage lines will be available to other property owners. Additional properties may also be annexed to the district. He said the sewage lines will have approximately double the capacity required by Mayflower itself.

He further reported the status of mine tailings on the Mayflower site are presently being studied. Until those studies are completed he said the developers can't determine the starting date for construction.



# Mayflower Tailings Sampling Completed

12 Oct 1988  
Samplings of two tailings ponds at the proposed Mayflower Resort site and the one Olson/Neihart tailings pond in the Jordanelle Reservoir area have been completed, but the State Health Department hasn't decided yet what to do about them.

Wasatch County Health Director Phil Wright told the Commission last week that the ponds on the Mayflower property had been removed from the Environmental Protection Agency's (EPA) priority list. He said the Olson/Neihart tailings also were to have been removed, but have not been and that several groups are working to get it removed, including representatives of EPA Region 8.

He reported that that Mayflower developers are negotiating with the Health Department and working with the Bureau of Reclamation to resolve their joint tailings problems. Bob Mathis, county planner, said there is no difference in content of the two sets of tailings, but there is more material at Mayflower, so it is expedient for Mayflower to work with the Bureau.

Mr. Wright said there are 220 feet of impermeable clay under the Mayflower site, meaning water would move through it at the rate of about one foot per year.

He said there is a proposal to combine the Mayflower ponds, then move the Olson/Neihart tailings to the same site and cover it all with sand, a three-foot clay liner, and then topsoil. He said the Health Department is also considering digging up the Mayflower ponds first and putting a liner at the bottom of the entire pond.

However, there is no national standard or any other information about how deep to dig when the tailings are removed, he said. A State toxicologist is collecting information about other sites around the world to see what has been done and review the results.

Another possibility would be to solidify the tailings where they are, by injecting concrete. He said some experimenting is being done with samples from the Olson/Neihart pond to see if that might work.

"The State (Health Dept.) is still concerned about the placement of condos or any kind of housing units. If (the buildings) go in there, they want to make sure they're far enough away that there won't be any problem.

"The State's also concerned about who's going to monitor these things. There are going to have to be monitoring wells...Somebody's

going to be responsible for that," he said.

He said if the Olson/Neihart pond is removed from the priority list, the EPA will no longer be involved and the future of the tailings would be totally under the jurisdiction of the State Health Department.

"So the State's kind of afraid of it. They want the EPA to still be involved in it — have some kind of a writeoff or whatever, or agree with what they're doing. But I don't think EPA's going to do that if they de-list it," said Mr. Wright.

He said no matter how the problem is resolved the State wants people who purchase swellings in the area to be notified of the existence of the ponds.

"The State should be the experts. They've got fulltime people...I think we're just going to have to rely on them as much as possible," said Mr. Wright.

The Olson/Neihart tailings must be moved by 1991, before the Jordanelle Dam is completed and water begins to back up behind it, he pointed out.

Mr. Mathis said there is an agreement between Mayflower and the State which makes the State responsible for providing the over-

sight necessary to make decisions about the tailings. However, he said that if the State is pushed too hard and held too responsible, it could become too conservative to come up with a solution.

He said Mayflower's plans include three-story buildings, tennis courts, parking lots and lawns on its tailings because it is one of the few level sites available. There would be utility lines below the ground in the 20-acre area, he said.

"So, what do you do? Put them down into the tailings? Would you allow someone to have a water line that goes through hazardous waste? We don't know the answers to those questions," he said.

He suggested that one solution might be for Mayflower to get the federal government to deposit "federally-owned junk" on its land. That would make the federal government responsible forever, he said.

"But, if they put junk on their land that has already been labeled 'hazardous waste', that also says their property has hazardous waste. Bankers won't lend and there's a whole new set of rules," he said.

add 470